

BOARD OF APPEAL REFERRALS

July 6, 1978

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MEMORANDUM

July 6, 1978

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert F. Walsh, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 7/25/78

Z-4162
Michael Kouri
7 Montvale Street, West Roxbury
near Iona Street

Two-story frame structure

District(s):	apartment _____	general business _____	industrial _____
	residential R-.5 _____	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: to change occupancy from four- to five-family dwelling.

Violation(s):

SectionRequiredProposed

8-7. A multi-family dwelling is forbidden in
an R-.5 district.

17-1. Open space is insufficient.

In 1974, the Board of Appeal granted former owner approval for construction of four-unit structure; Authority had recommended denial. Current proposal for basement apartment is unwarranted and would lead to overcrowding and intensify a nonconforming use in this low-density residential district.
Recommend denial.

VOTED: In reference to Petition Z-4162, brought by Michael Kouri, 7 Montvale Street, West Roxbury, for a forbidden use and a variance for a change of occupancy from four- to five-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Proposal for basement apartment is unwarranted and would lead to overcrowding and intensify a nonconforming use in this low-density residential district.

Z-4162

7 MONTVALE ST.
(ROS.)

HOLT NAME
RC CHURCH



Board of Appeal Referrals 7/6/78

Hearing: 7/18/78

Z-4173

Van Buren Realty, Inc.
1779 Centre Street, West Roxbury
at Redlands Road

Gas service station

District(s): apartment _____ general business B-1 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: to change occupancy from gas service station to self-service gas station.

Violation(s):

Section

Required

Proposed

8-7. A gas service station is conditional in a B-1 district.

Proposal will enhance appearance of property. Petitioner has met with neighborhood groups; landscaping design has been reviewed and approved by abutters. Recommend approval with proviso.

VOTED: In reference to Petition Z-4173, brought by Van Buren Realty, Inc., 1779 Centre Street, West Roxbury, for a conditional use for a change of occupancy from gas service station to self-service gas station in a general business (B-1) district, the Boston Redevelopment Authority recommends approval provided facility complies with Board of Appeal guidelines for gas service stations. Landscaping design has been reviewed and approved by abutters.



Z-4173
1779 CENTRE ST.
(W.R.)

Board of Appeal Referrals 7/6/78

Hearing: 7/18/78

Z-4181
Marie L. Salami
632 West Park Street, Dorchester
near Wescott Street

4,050 square feet of land

District(s): apartment _____ general business _____ industrial _____
residential R-.8 _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: to erect three-story, frame, three-family dwelling.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
14-2. Lot area is insufficient.	8,000 sf	4,050 sf
14-3. Lot width is insufficient.	50 ft.	49 ft.
14-4. Street frontage is insufficient.	50 ft.	49 ft.
17-1. Open space is insufficient.	800 sf	405 sf
19-1. Side yard is insufficient.	10 ft.	5 ft.
20-1. Rear yard is insufficient.	40 ft.	30 ft.

Proposal, which will replace a structure with similar occupancy destroyed by fire in 1972, is consistent with surrounding neighborhood residential two- and three-family density. Recommend approval.

VOTED: In reference to Petition Z-4181, brought by Marie L. Salami, 632 West Park Street, Dorchester, for six variances to erect a three-story, three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Proposal is consistent with surrounding neighborhood residential two- and three-family density.



FRANKLIN FIELD

FRANKLIN FIELD
DEVELOPMENT
BOSTON HOUSING
AUTHORITY
BOSTON 687-1

JAMES
DEVE
BOSTON
HOUSING
AUTHORITY
BOSTON
687-2

ST. MARY'S
CEMETERY

Z-418/
632 WEST PARK ST.
(DOR.)

Board of Appeal Referrals 7/6/78

Hearing: 7/11/78

Z-4182
George Terzides
248 Washington Street, Brighton
near Shannon Street

Three-story frame structure

District(s): apartment _____ general business _____ industrial _____
residential R-.8 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: to erect one-story addition to three-family dwelling.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
19-1. Side yard is insufficient.	10 ft.	7 ft.
20-1. Rear yard is insufficient.	40 ft.	10 ft.

Existing density and irregular lot lines of adjacent properties make proposal inappropriate. Recommend denial.

VOTED: In reference to Petition Z-4182, brought by George Terzides, 248 Washington Street, Brighton, for two variances to erect a one-story addition to a three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Existing density and irregular lot lines of adjacent properties make proposal inappropriate.



Board of Appeal Referrals 7/6/78

Hearing: 7/25/78

Z-4187

Merchants Distributors, Inc.
1299 Boylston Street, Boston
at Jersey Street

Two-story structure

District(s): apartment _____ general business B-2 _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: to erect one double-faced, four-panel pylon sign.

Violation(s):

Section

Required

Proposed

11-2. A free-standing sign is not allowed in
a B-2 district.

Two free-standing signs advertising tire company would be removed and replaced with one indicating "Merchants Tire Co.", "B. F. Goodrich", "Kelly Tires", and "Michelin". Proposed height and area are excessive. Staff would be amenable to one sign meeting height and area requirements with design review. Recommend approval with provisos.

VOTED: In reference to Petition Z-4187, brought by Merchants Distributors, Inc., 1299 Boylston Street, Boston, for a conditional use to erect a double-faced, four-panel sign in a general business (B-2) district, the Boston Redevelopment Authority recommends approval only with the following provisos: that the free-standing sign satisfy height and area requirements; that plans be submitted to the Authority for design review.



Z-4187
1299 BOYLSTON ST.
(B.P.)

PARK

JEANS & RICHARD CO.

BOYLSTON

PETERBOROUGH

KILMARNOCK

ESSEX

PARKING AREA

MARTIN LUTHER KING JR. SCHOOL

SEVENTH
GRADE
SCHOOL

STREET

STREET

STREET

AVE.

BURLINGTON

PARKING AREA

PETERBOROUGH

STREET

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Board of Appeal Referrals 7/6/78

Hearing: 7/25/78

Z-4194

James Keedy

21-23 Tip Top Street, Brighton
near Tremont Street

2½-story frame structure

District(s): apartment _____ general business _____ industrial _____
residential R-.5 _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: to change occupancy from two- to three-family dwelling.

Violation(s):

Section

Required

Proposed

8-7.	Any dwelling converted for more families which does not meet the requirements for lot area and open space is forbidden in an R-.5 district.		
14-1.	Lot area is insufficient.	2 acres	3,200 sf
14-3.	Lot width is insufficient	200 ft.	40 ft.
14-4.	Street frontage is insufficient.	200 ft.	40 ft.
17-1.	Open space is insufficient.	1,000 sf	522 sf
18-1.	Front yard is insufficient.	10 ft.	3 ft.

Proposal would tend to set an unwanted precedent. Street is presently overcrowded; uneven grade creates poor visibility for pedestrian safety. Existing parking conditions present serious obstacle to emergency vehicle access. Local civic association is opposed. Recommend denial.

VOTED: In reference to Petition Z-4194, brought by James Keedy, 21-23 Tip Top Street, Brighton, for a forbidden use and five variances for a change of occupancy from a two- to a three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Proposal would tend to set an unwanted precedent. Street is presently overcrowded; uneven grade creates poor visibility for pedestrian safety. Existing parking conditions present serious obstacle to emergency vehicle access.

Z-4194
21-23 TIP TOP ST.
(BRI.)



Board of Appeal Referrals 7/6/78

Hearing: 7/18/78

Z-4199-4200
Joseph W. Higgins
511-515 Cummins Highway, Roslindale
at Annafran Street

One-story masonry structure and one-story frame structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family S-.5 manufacturing _____

Purpose: to combine lots and buildings; to erect one-story addition.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7. A television repair shop is forbidden in an S-.5 district.		
9-2. A change in a nonconforming use requires Board of Appeal hearing.		
18-4. Front yard is insufficient.	30 ft.	17 ft.
20-1. Rear yard is insufficient.	50 ft.	12 ft.

Buildings will be occupied for use as television repair facility. Proposed rear addition would have an adverse impact on abutting residential property. Recommend approval of combining properties and denial of addition.

VOTED: In reference to Petitions Z-4199-4200, brought by Joseph W. Higgins, 511-515 Cummins Highway, Roslindale, for two forbidden uses, a change in a nonconforming use, and three variances to combine lots and buildings and erect a one-story addition in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval of combining properties and denial of addition, which would have an adverse impact on adjacent residential property.

Z-4199-4200
511-515 CUMINS HWY.
(ROS.)

PRENDERGAST
PREVENTORIUM



Board of Appeal Referrals 7/6/78

Hearing: 7/25/78

Z-4202

John Bernardin

89 Revere Street, Boston

near West Cedar Street

Four-story structure

District(s): apartment H-2-65 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: to change occupancy from lodging house to three apartments.

Violation(s):

Section

Required

Proposed

17-1. Open space is insufficient.

Structure will be owner-occupied. Beacon Hill Neighborhood Association has no objection. Recommend approval.

VOTED: In reference to Petition Z-4202, brought by John Bernardin, 89 Revere Street, Boston, for a variance for a change of occupancy from lodging house to three apartments in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. Conversion will enhance property and neighborhood.



Z-4202

89 REVERE ST.
(B.P.)

Board of Appeal Referrals 7/6/78

Hearing: 7/11/78

Z-4208
Aldo Morelli
25 Rockwood Terrace, Jamaica Plain
near Rockwood Street

One-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family S-.3 manufacturing _____

Purpose: to erect one-story addition to one-family dwelling.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
19-1. Side yard is insufficient.	25 ft.	7 ft.
20-1. Rear yard is insufficient.	40 ft.	11 ft.

Addition to be an enclosed porch at side entrance. Neighbors approve.
Recommend approval.

VOTED: In reference to Petition Z-4208, brought by Aldo Morelli, 25 Rockwood Terrace, Jamaica Plain, for two variances to erect a one-story addition to a one-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval. Addition will have no impact on surrounding residential properties.



RUINS

TOWN OF
CITY OF
BROOKLINE
BOSTON

ROCKWOOD

TERRACE

ROCKWOOD

CRESCENT

CONRY

CONRY

CRESCENT

FURNIVAL

STREET

JAEGER

STRE

Z-4208

25 ROCKWOOD TER.

(J.P.)

BOWDITCH

BOWDITCH RD.

NEILLAN

CRESCENT

NEILLAN

CRESC

WOODLAND

ROAD

Board of Appeal Referrals 7/6/78

Hearing: 7/18/78

Z-4214

Armstrong Laboratories

415-431 La Grange Street, West Roxbury
at Centre Street

Chemical plant complex

District(s): apartment _____ general business B-1 _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: to convert existing storage tank (nonflammables) to storage
of 1745 gallons of liquified propane gas; to extend fifteen-inch
high dike wall to eight feet high.

Violation(s):

Section

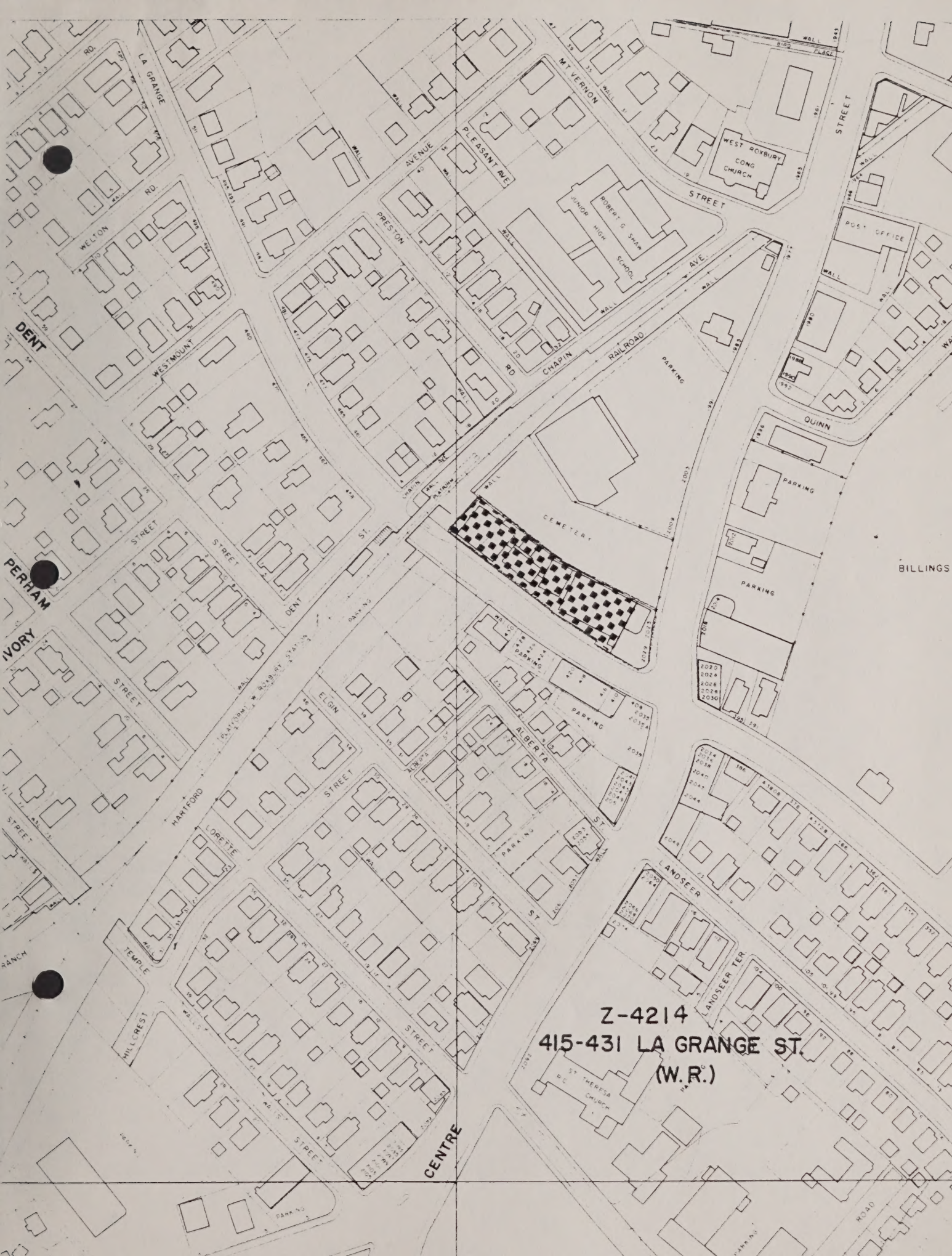
Required

Proposed

20-3. Walls over six feet high not allowed in
required rear yard.

Petitioner states walls "are required for the safety of adjoining
buildings and occupants." Public Safety Commission has approved
storage tank facility. Recommend approval.

VOTED: In reference to Petition Z-4214, brought by
Armstrong Laboratories, 415-431 La Grange
Street, West Roxbury, for a variance to extend
dike wall from fifteen inches high to eight
feet high in a general business (B-1) district,
the Boston Redevelopment Authority recommends
approval. Violation of two feet minimal and
technical. Wall necessary for public safety.



Z-4214
415-431 LA GRANGE ST.
(W.R.)